

for sale

offers in the region of **£365,000**



## Swallow Close Northampton NN4 0QL

Detached three bedroom bungalow, situated in a quiet cul-de-sac of East Hunsbury overlooking the parklands.

# Swallow Close Northampton NN4 0QL

## Entrance Porch

Double glazed window to the front elevation and door to the side aspect. Further door opening to hall.

## Entrance Hall

Door leading off to kitchen, living/dining room, family bathroom and three bedrooms. Wall mounted radiator.

## Living Room/ Dining Room

Two UPVC double glazed windows to the side elevation and UPVC double glazed window to the rear aspect. Two wall mounted radiators, and sliding doors to conservatory.

## Kitchen

Double glazed UPVC window, double glazed UPVC door to rear garden, wall and base level units with a roll edge work surfaces, stainless steel sink and drainer unit with mixer tap. Fitted appliances including double oven, and electric hob.

## Conservatory

Double glazed UPVC door to rear garden, tiled flooring.

## Bedroom One

Double glazed UPVC window, fitted wardrobe and wall mounted radiator.

## En-Suite Shower Room

Double Glazed UPVC window, heated towel rail, W/C, vanity hand wash basin with storage, corner shower enclosure.

## Bedroom Two

Double glazed UPVC window, wall mounted radiator and fitted wardrobes.

## Bedroom Three

Double glazed UPVC window, radiator and fitted wardrobes.

## Family Bathroom

Double glazed UPVC window, heated towel rail, W/C, vanity hand wash basin with storage, bath with thermostatic shower above.



## Outside

### Front Garden

Lawn area and off road parking.

### Rear Garden

Enclosed lawn garden, gated side access.

### Garage

Single garage with up and over door.

### Agent Notes

We have been unable to verify material information that relates to this property. We ask that buyers make their own enquiries and satisfy themselves in regards to any specific requirements before proceeding.





Total floor area 95.8 m<sup>2</sup> (1,031 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

**T 01604 706644**  
**E woottonfields@connells.co.uk**

11 Tudor Court Wootton Hope Drive Wootton  
 NORTHAMPTON NN4 6FF

Property Ref: WFL408503 - 0009

Tenure:Freehold EPC Rating: C

Council Tax Band: D

**view this property online [connells.co.uk/Property/WFL408503](http://connells.co.uk/Property/WFL408503)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)